or against the proposed rates. For details, see the PDF on Trivive’s website.

Fences, plowing, and trees

Three Trivive residents spoke with public comments and questions for the directors, and district staff said they would do individual follow-up to questions they could not answer.

Dan Sailer asked if Trivive had an obligation to replace privacy fences along Baptist Road that had blown down in the January winds. He felt it was an inappropriate use of district money to do so. Mr. Remington explained the district was not responsible for privacy fences and that the only privacy fences that are allowed in Trivive are ones that already exist and are “grandfathered in.”

Later in the meeting, the manager explained that previous boards had decided that any district-maintained fences along its open space would be maintained as four-rail fences. The board consensus was that residents could replace their existing privacy fences at their own expense, or they can ask Trivive to install and pay for a new split-rail fence in its place that would adhere to current district specifications.

Arlene Fisher-Olson was concerned about the water pressure at her home and asked if the new water tank at Sanctuary Pointe could impact her water pressure. Cichocki explained water pressure may increase slightly or fluctuate while the pumps adjust, but should normalizes once that is complete. He offered to do a home visit to check if the water pressure issue was related to the home’s plumbing.

Tommy Olson asked how often district water tanks were cleaned, because the chlorine level was high coming into his home was very strong. Cichocki explained the district has two water tanks that are re-entered quarterly and are cleaned every 10 years per regulation through divers using sanitized wetsuits and equipment. The last cleaning occurred two years ago.

Cichocki explained that the chlorine smell was likely due to the filling of the new water tank at Sanctuary Pointe and that people in Promontory Pointe and along Kitchener Drive would be more likely to notice it because that is where the water blends in the system and then travels throughout the rest of the distribution system.

Olson complimented the district for its snowplowing around the mailboxes near his home but said that on Glen Eagle Drive only half the road appeared to have been cleared thoroughly, and he indicated that water melts and freezes in the area below the model homes. Bolander said they are focusing more on sanding that area and working on improvements.

Olson was also concerned about the number of dead trees along Glen Eagle and asked if the district had plans to replace them. He recommended prior to replacing the trees that they check the waterlines to ensure they aren’t clogged.

Later in the meeting, Mr. Remington said he was working with resident Anthony Sexton, who has offered his landscape maintenance expertise to the district. Mr. Sexton pointed out many allocated enough resources to keep the parks looking nice in the future. Mr. Cichocki said the grass trees that were originally planted along Glen Eagle were inappropriate to the local soil. Mr. Cichocki also stated the budget. Trivive replaces thousands of dollars in trees each year, and plans are to replace some each year.

Remington said last summer he looked into a new landscape company to assist with improvements to the open space, and he found a new supplier who specializes in native trees. Secretary McCall recommended the board consider funding an analysis on “greening up our common area.”

Public postings and indemnification

The directors unanimously approved two resolutions. One was a resolution to place permanent water posting placards that are the same as in 2016. They include:
- Triview office, 1605 Old Town Road
- El Paso County clerk and recorder
- Creekside Park
- Old Creek Park
- Burke Hollow Park
- Oxbow Park
- Venison Park

They also agreed to send copies of meeting notices to the Promontory Pointe homeowners association so they could hang the notices in Promontory Pointe Park, but this will be an unoffici al posting place.

A second resolution affirmed an existing policy in regards to indemnification of district agents and employees of the district.

Financial report

Remington presented the financial report for the first 6 months. His comments included:
- The general fund professional services category was over budget, but it was worth it to help deal with the events of 2016, including the water leak last summer.
- Operations and maintenance were also above budget due to extraordinary circumstances last year.
- Water revenue ran behind in 2016. The good news, and the bad news, is that conservation is working.
- Capital projects revenue was only at 15 percent of what was budgeted in 2016 due to fewer new tap fees being sold.
- The tap fee prices increase May 1, and she anticipates developers will pre-pay for more taps before that deadline.
- Enterprise fund expenses were 185 percent of 2016 budget, about $775,000 over budget, but this is due to Promontory Pointe expenditures that will be reimbursed by Classic Homes.

Bolander and Treasurer Marco Fiorito asked for a clearer way to display the finances to show how much is being spent in each set aside for predetermined purposes.

This month’s checks over $5,000 included:
- JDS-Hydro, Sanctuary Pointe pump station – $9,109
- Schmeusner Associates, Sanctuary Pointe booster pump station – $137,873
- Downtown Triview/Travertino District, quarterly/monthly sanitation – $137,282
- Monson, Cummings & Shohet LLC, district water attorney – $7,695

The meeting adjourned at 7:94 p.m.

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The next Triview meeting will be held Feb. 14 at 5 p.m. at the Fairfield Inn, Mt. Herman Conference Room, 15275 Strutters Road, Colorado Springs. Meetings are normally held on the second Tuesday of the month. Information: 488-6868 or see www.colorado.gov/triviewmet ro. See also “Triview Metropolit an District” on Facebook, or Twitter.com/triviewMetro.

Lisa Hatfield can be reached at lisahatfield@oncmne.com.

Woodmoor Water and Sanitation District, Jan. 12

Growth in district increases demand for water

By James Howard

The Woodmoor Water and Sanitation District (WWSD) board met on Jan. 12 to consider a request for supplemental water service from Woodmoor Village, and to hear reports of operations from district staff.

Local brewpub drives demand for additional water

At a previous meeting of the board, Greg Nagel, the owner of Woodmoor Village LLC, requested a supplemental water service agreement. The request was made to allow one of his tenants, Pikes Peak Brewing Co., to expand its operations, Nagel said. In that earlier meeting, the board authorized Director District Manager Jessica Shaffer and Attorney Erin Smith to work out the details of the agreement.

The agreement required a capital improvement fee of $24,500 for Nagel’s property, Shaffer said.

At the January meeting, the board reviewed the details of the agreement, if Nagel and Smith had written, and voted unanimously to approve it.

Operational reports show district in good financial shape

The financial report presented to the board showed that revenues for 2016 came in at 125 percent over the 2015 amount due to the increase in develop-

ment in the district, and at the time operating costs were about 97 percent of the budgeted amount.

High radium level a cause for concern

In his Joint Use Committee report, Director Rich Strom mentioned that high radium levels in water from Monument well 9 require remediation. Well 9 has been shut down, Strom said, and added that Monument will work with a consulting company to develop a plan to manage the issue. The high radium levels may require the treatment plant to change the way it disposes of sludge, according to Strom.

Siphon repair planned

By Jim Kendrick


Preliminary 2016 financial results reported

By Jim Kendrick


Financial report

Petersen said Donala’s total for 2016 was $7.64 million—$154,507 (2.06 percent) higher than the total amount budgeted. This difference was due primarily to the $151,943 emergency water sale to Triview Metropolitan District and a $75,000 FEMA grant for re-building the secondary access road under the railroad trestle that a flood washed away. These two items offset the lower-than- anticipated water sales revenue during a wet spring and early summer. The total for 2016 actual specific ownership tax and motor vehicle tax revenue was $186,112—$56,112 (32.4 percent) higher than budgeted.

for Chilcott ditch

Shaffer reported that a project to replace the siphon using the Chilcott ditch will go out to bid on Jan. 20. The siphon was originally built by Chilcott said.

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The next meeting is scheduled for Feb. 9 at 1 p.m. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. See www.woodmoor water.com or call 488-2525 to verify meeting times.

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